

Bylaw 19852

Amendment to the Heritage Valley Town Centre Neighbourhood Area Structure Plan

Purpose

To change the designation of a site from Medium Density Residential to Mixed Use.

Readings

Bylaw 19852 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19852 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 20 and 28, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The application proposes to amend the Heritage Valley Town Centre Neighbourhood Area Structure Plan (NASP) to redesignate the subject site from Medium Density Residential to Mixed Uses. This application is accompanied by Charter Bylaw 19853, which proposes to rezone the subject site from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The proposed zoning will accommodate a residential / commercial mixed-use development.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

An Advance Notice was sent to surrounding property owners and the Blackmud Creek and Heritage Point Community Leagues on February 22, 2021. No responses were received.

Attachments

1. Bylaw 19852
2. Administration Report